

# FOR SALE : +/- 2.63 - +/- 5.26 ACRES ON US HWY 17

489 & 501 US HIGHWAY 17

HOLLY RIDGE | ONSLOW COUNTY, NC



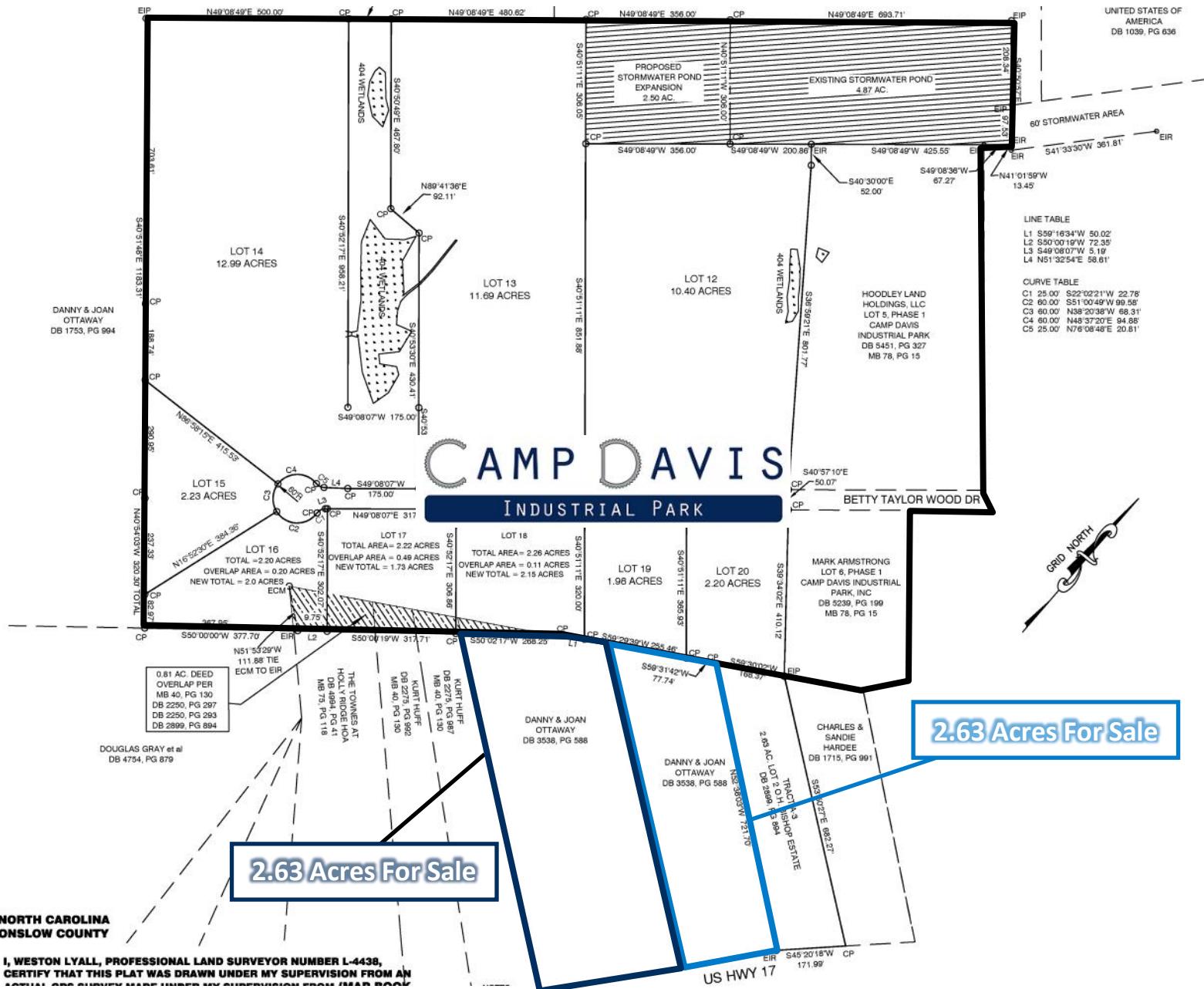


## SUMMARY

ADDRESS	489 and 501 US Hwy 17 Holly Ridge, NC 28455
PARCEL IDs	423714228795 & 423714228795
AVAILABLE ACREAGE	± 5.26 Acres Total <i>Two ± 2.63 Acre Parcels</i>
ZONING	<u>Onslow County &amp; Town of Holly Ridge</u> <ul style="list-style-type: none"> <li>501 US Hwy 17: C</li> <li>489 US Hwy 17: R-20</li> </ul> <i>The town of Holly Ridge supports commercial enterprise in this location</i>
PRICING	Each Parcel : \$925,000 Total ± 5.26 Acres: \$1,850,000
DESCRIPTION	<p>Located on a highly traffic subsection of US Highway 17 that sees approximately 26,500 VPD (2023), these two parcels totaling ± 5.26 acres abut Camp Davis Industrial Park in the growing Holly Ridge area. These parcels benefit from the continued growth in the Wilmington and Jacksonville markets, as well as the industrial growth and development from Camp Davis Industrial Park. Population within a five-minute drive time radius of the subject property is expected to grow by 5.13% by 2029.</p> <p><i>BOTH PROPERTIES DO CONTAIN ASPHALT, CONCRETE, AND STRUCTURAL FOUNDATIONS FROM THE FORMER CAMP DAVIS MILITARY BASE</i></p>

DEMOGRAPHICS	5 MINS	10 MINS	15 MINS
2024 POPULATION	2,816	11,178	26,132
AVG. HH INCOME	\$96,667	\$109,971	\$109,885
# OF HOUSEHOLDS	1,283	4,983	11,825

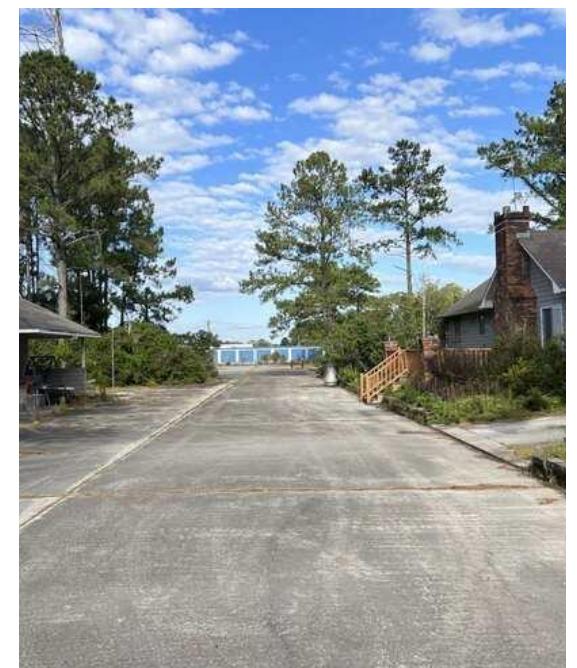
# SITE PLAN



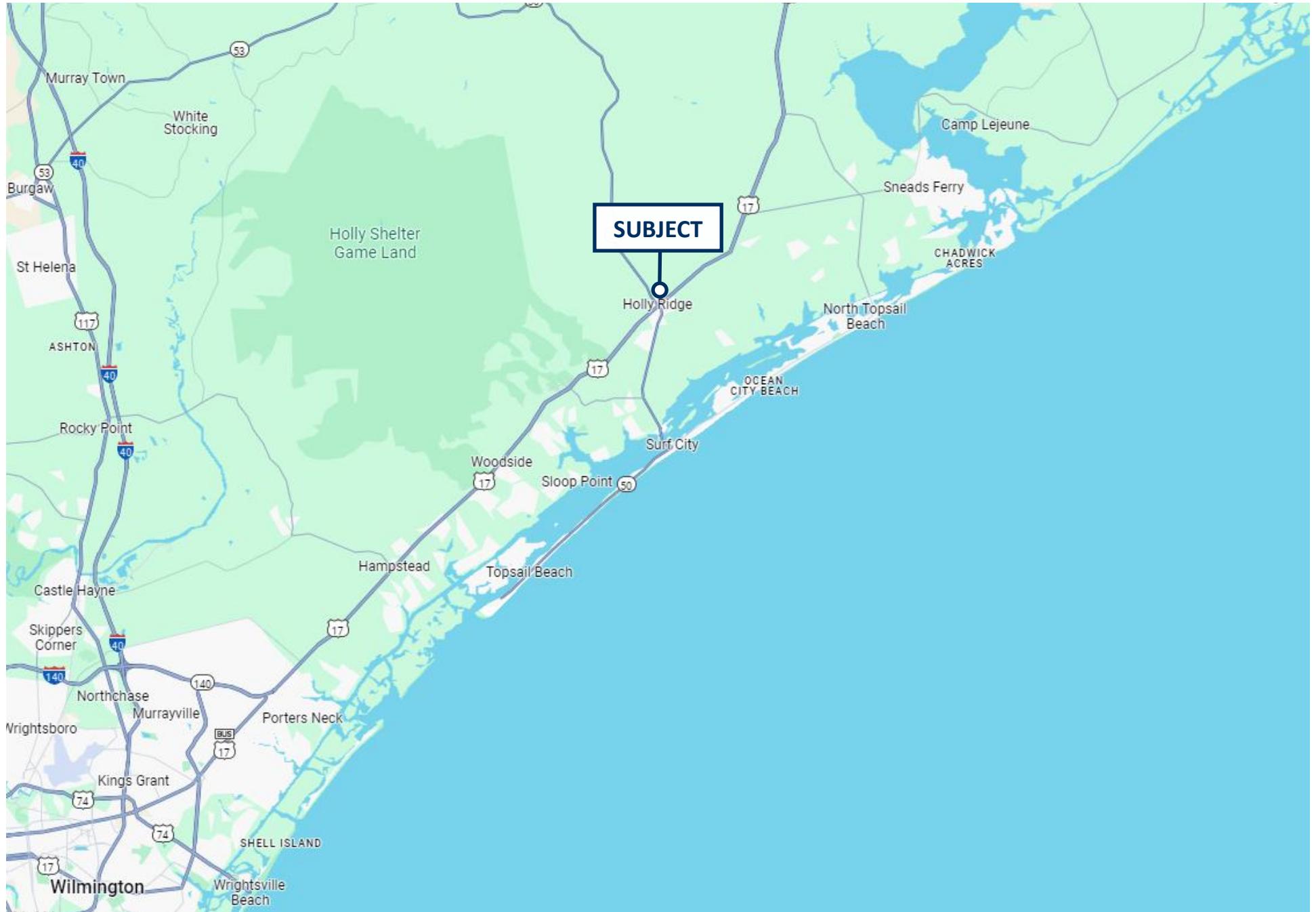
## GIS AERIAL



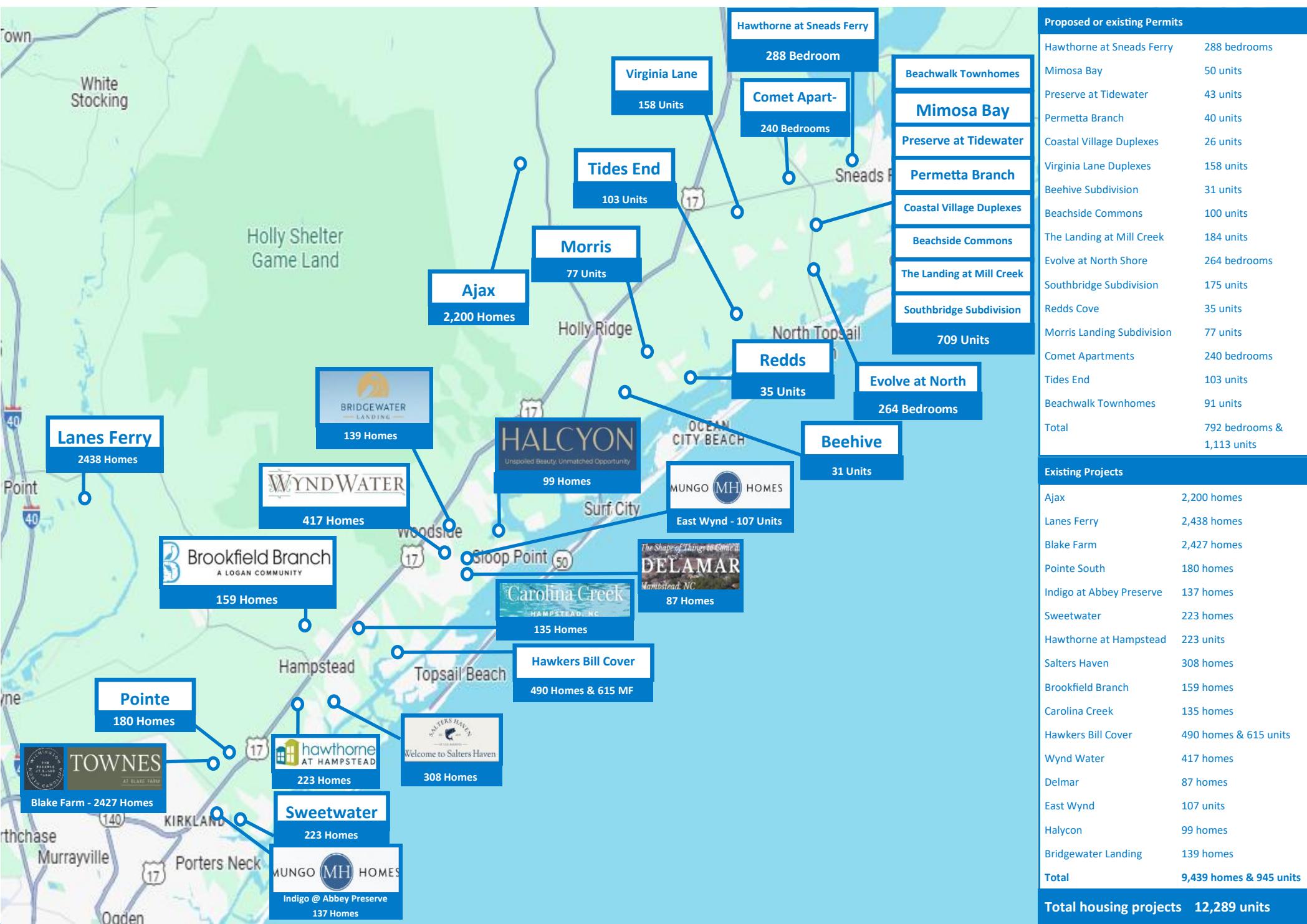
## PHOTOS



## LOCATION MAP



# RESIDENTIAL MARKET GROWTH





## F. SPRUILL THOMPSON, SIOR

Senior Vice President  
910.344.1012 direct  
910.431.8280  
spruill@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403  
capefearcommercial.com

## WILL LEONARD

Senior Vice President  
910.344.1015 direct  
910.233.5351 mobile  
wleonard@capefearcommercial.com

© 2023 Cape Fear Commercial, LLC. All rights reserved. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Cape Fear Commercial and should not be made available to any other person or entity without the written consent of Cape Fear Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the Subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Cape Fear Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the Subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminant substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or the business prospects of any tenant's plans or intentions to continue its occupancy of the Subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Cape Fear Commercial has not verified, and will not verify, any of the information contained herein, nor has Cape Fear Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the Information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.